

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 40 Bowen Street, Hughesdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,585,000 Property type House Suburb Hughesdale

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Kinrade St HUGHESDALE 3166	\$2,175,000	18/03/2023
42 Bishop St OAKLEIGH 3166	\$1,970,000	25/02/2023
42 Canterbury St HUGHESDALE 3166	\$1,845,000	24/03/2023

This Statement of Information was prepared on: 10/04/2023